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Attorneys for Debtor and Debtor in Possession

UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA – SANTA ANA DIVISION

In re
2nd CHANCE INVESTMENT GROUP, LLC,

Debtor and Debtor-in-
Possession.

Case No. 8:22-bk-12142-SC

Chapter 11

**DEBTOR'S REPORT OF SALE OF REAL
PROPERTY OF THE ESTATE PURSUANT
TO FEDERAL RULE OF BANKRUPTCY
PROCEDURE 6004(f)(1) AND LOCAL
BANKRUPTCY RULE 6004-1(g)**

**[3025 Glenview Avenue, San Bernardino,
California 92407]**

**TO THE HONORABLE SCOTT C. CLARKSON, UNITED STATES BANKRUPTCY
COURT JUDGE, OFFICE OF THE UNITED STATES TRUSTEE, AND ALL
INTERESTED PARTIES:**

PLEASE TAKE NOTICE that pursuant to Local Bankruptcy Rule 6004-l(g) and
Federal Rules of Bankruptcy Procedure Rule 6004(f)(l), 2ND Chance Investment Group,
LLC, hereby reports that the sale of real property located at 3025 Glenview Avenue, San
Bernardino, California 92407, has closed in accordance with the terms of the Order
entered on December 18, 2023 [Dkt No. 349]. A true and correct copy of the Escrow
closing statement is attached hereto as **Exhibit 1**.

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1 //Dated: January 30, 2024 FINANCIAL RELIEF LAW CENTER, APC

2
3 By:



AMANDA G. BILLYARD
ANDY C. WARSHAW
RICH STURDEVANT
Attorneys for 2nd Chance
Investment Group, LLC

EXHIBIT 1



ESCROW SERVICES, INC.

15250 Ventura Blvd, Suite 715
Sherman Oaks, CA 91403

Phone: (310) 550-6055

Fax: (310) 550-6130

SELLER'S FINAL SETTLEMENT STATEMENT

PROPERTY:	3025 Glenview Avenue San Bernardino, CA 92407	DATE:	January 4, 2024
SELLER:	2nd Chance Investment Group, LLC, a California Limited Liability Company, Bankruptcy Case No.: 8:22-bk-12142-SC	CLOSING DATE:	January 3, 2024
		ESCROW NO.:	105849-AA

	<u>DEBITS</u>	<u>CREDITS</u>
FINANCIAL CONSIDERATION		
Total Consideration		290,000.00
Initial Deposit paid Outside of Escrow	20,000.00	
PAYOFF CHARGES - Fay Servicing		
[Total Payoff \$209,489.26]		
Principal Balance	179,060.19	
Interest on Principal Balance at 5.3750% from 09/01/2022 to 01/15/2024	14,035.70	
Interest on Principal Balance from 01/15/2024 to 01/04/2024		267.30
Prepayment Penalty/Premium	5,371.81	
Escrow/Impound Overdraft	6,722.12	
Unpaid Late Charges	363.25	
Recoverable Corporate Advances	4,203.49	
PRORATIONS/ADJUSTMENTS		
2nd 1/2 County Taxes 2023-24 at \$1,436.76/semi-annually from 01/03/2024 to 07/01/2024		1,420.80
COMMISSION CHARGES		
Coldwell Banker	4,350.00	
RE/MAX Time	8,700.00	
44Realty Corporation	4,350.00	
OTHER DEBITS/CREDITS		
MyNHD, Inc. for NHD Disclosure Report	74.95	
TITLE/TAXES/RECORDING CHARGES - Orange Coast Title Company		
Title - Owner's Title Insurance	997.00	
Title - BK Title Work Fee	500.00	
Title - BK UW Risk Fee	750.00	
Title - Messenger Fee	44.88	
Title - Sub Escrow Fee	62.50	
Title - Wire Fee	15.00	
Recording Certified Order Approving sale	29.00	
Transfer Tax - County to San Bernardino County	319.00	
2nd 1/2 Taxes 2023-2024 to San Bernardino County Tax Collector	1,436.76	
ESCROW CHARGES - A & A Escrow Services, Inc.		
Title - Escrow Fee	1,000.00	
Title - 1099 Processing Fee	75.00	

Date: January 4, 2024Escrow No.: 105849-AA

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	<u>DEBITS</u>	<u>CREDITS</u>
Title - Drawing Documentation Fee	75.00	
Title - Messenger/FedEx Fees	50.00	
Title - File Archive Fee* to Archive It!	50.00	
Net Proceeds	39,052.45	
TOTAL	\$ 291,688.10	\$ 291,688.10

SAVE THIS STATEMENT FOR INCOME TAX PURPOSES

In re:
2nd Chance Investment Group, LLC

Debtor(s).

CHAPTER: 11

CASE NUMBER: **8:22-bk-12142-SC**

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
1200 Main St., Suite C
Irvine, CA 92614

A true and correct copy of the foregoing document entitled (*specify*): **1; DEBTOR'S REPORT OF SALE OF REAL PROPERTY OF THE ESTATE PURSUANT TO FEDERAL RULE OF BANKRUPTCY PROCEDURE 6004(f)(1) AND LOCAL BANKRUPTCY RULE 6004-1(g) [3025 Glenview Ave., San Bernardino, CA]** will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On **01/30/2024**, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

Amanda G. Billyard abillyard@bwlawcenter.com
Jeffrey W Broker jbroker@brokerlaw.biz
Stephan M Brown ECF@thebklawoffice.com,
stephan@thebklawoffice.com;roslyn@thebklawoffice.com;brown.stephanb125317@notify.bestcase.com
Kathleen A Cashman-Kramer cashman-kramer@sullivanhill.com, theresam@psdslaw.com
Dane W Exnowski dane.exnowski@mccalla.com, bk.ca@mccalla.com,mccallaecf@ecf.courtdrive.com
Lazaro E Fernandez lef17@pacbell.net,
lef-sam@pacbell.net;lef-mari@pacbell.net;OfficeLR74738@notify.bestcase.com;lefkarina@gmail.com
Robert P Goe kmurphy@goeforlaw.com, rgoe@goeforlaw.com;goeforecf@gmail.com
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Gary B Rudolph rudolph@sullivanhill.com,
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Richard L. Sturdevant rich@bwlawcenter.com
United States Trustee (SA) ustpregion16.sa.ecf@usdoj.gov
Christopher P. Walker cwalker@cpwalkerlaw.com, lhines@cpwalkerlaw.com;r57253@notify.bestcase.com
Fanny Zhang Wan fwan@raslg.com
Andy C Warshaw awarshaw@bwlawcenter.com, warshaw.andyb110606@notify.bestcase.com
Jennifer C Wong bknotice@mccarthyholthus.com, jwong@ecf.courtdrive.com

2. SERVED BY UNITED STATES MAIL:

On - , I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

None.

In re:

2nd Chance Investment Group, LLC

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3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on ____ - ____, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

None.

I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

January 30, 2024

Date

Amanda Billyard

Printed Name

/s/ Amanda Bilyard

Signature